

BBMP/Addl.Dir/JD NORTH/0023/2019-20 (New) BBMP/Addl.Dir/JD NORTH/0359/2015-16 (Old) This Modified Plan Sanctions issued subject to the following conditions

1. Sanction is accorded for the Proposed Residential Apartment Building at Khatha No. 552/57/1, Sy No. 57/1, Atturu Village, Yelahanka Hobli, Bangalore North Taluk, Ward No. 03, Yelahanka Zone,

a). Consisting of BF+GF+ 4UF (Four upper floors only). 2. Sanction is accorded for **Residential**use only. The use of the building shall not be deviated to any

4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any. 5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space

for dumping garbage within the premises shall be provided. 6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.

7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction. 8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.

The debris shall be removed and transported to nearby dumping yard. 9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants. 10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es & D) code leaving 3.00mts. from the building within the premises.

of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25. 12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around 13. Permission shall be obtained from forest department for cutting trees before the commencement of

14. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections. 15. If the owner / builder contravene the provisions of Building Bye-laws and rules in force, the Architect

/ Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time. 16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k). 17. The building shall be constructed under the supervision of a registered structural engineer.

18. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erection of the columns "COMMENCEMENT CERTIFICATE" shall be 19. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to

occupy the building. 20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the

competent authority. 1. Drinking water supplied by BWSSB should not be used for the construction activity of the building. 22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in

good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a). 23. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake. 24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.

bye-laws 2003 shall be ensured. 26. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. No. 23, 24, 25 & 26 are provided in the building. 28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours. 29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and

inorganic waste and should be processed in the Recyclingprocessing unit 100 k.g of required

capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 sqm and above built up area for Commercial building). 30. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

31. Sufficient two wheeler parking shall be provided as per requirement. 32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary. 33. Payment of Ground Rent for construction carried out beyond the Two years period of plan sanction Balcony Calculations Table

shall be made to the corporation as per bye law no. 3.8 note(i) of Building Bye-law-2003.

34. The Builder / Contractor Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-Laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP. 35. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years. The Owner / Developer shall give intimation to BBMP of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / column of the foundation, Otherwise the plan sanction deemed cancelled.

36. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as UnitBUA Table for Block :A (MODIFIED RESIDENTIAL BUILDING) per solid waste management bye-law 2016. 37. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.

38. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles. 39. The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan. 40. The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mtrs.,

41. If the interim order stayed in W.P.No. 8100/2020 (LB-BBMP), Dated: 03-07-2020 gets vacated, t applicant shall abide to the out come of the final order of the Hon'able High Court & also if the requisite for is not paid in full, the modified plan sanctioned will be cancelled which is sworn in the Indemnity Bor submitted to this office. 42. The NOC from BWSSB should be obtained and shall be submitted to this office at the time of obtaining Occupancy Certificate 43. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanctio

<u>Special Condition as per Labour Department of Government Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No.LD/95/LET/2013, DATED: 01-04-2013.</u>

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board should be strictly adhered to. 2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and li of construction workers engaged at the time of issue of Commencement Certificate. A Copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishme and ensure the registration of establishment and workers working at construction site or work place 3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

is deemed cancelled.

in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board". Accommodation shall be provided for setting up of schools for imparting education to the children construction workers in the labour camps / construction sites. 2. List of children of workers shall be furnished by the builder / contractor to the Labour Department

Body should be adhered to.

TOTAL: 7,85,541-00

Say Rs: 7,86,000-00

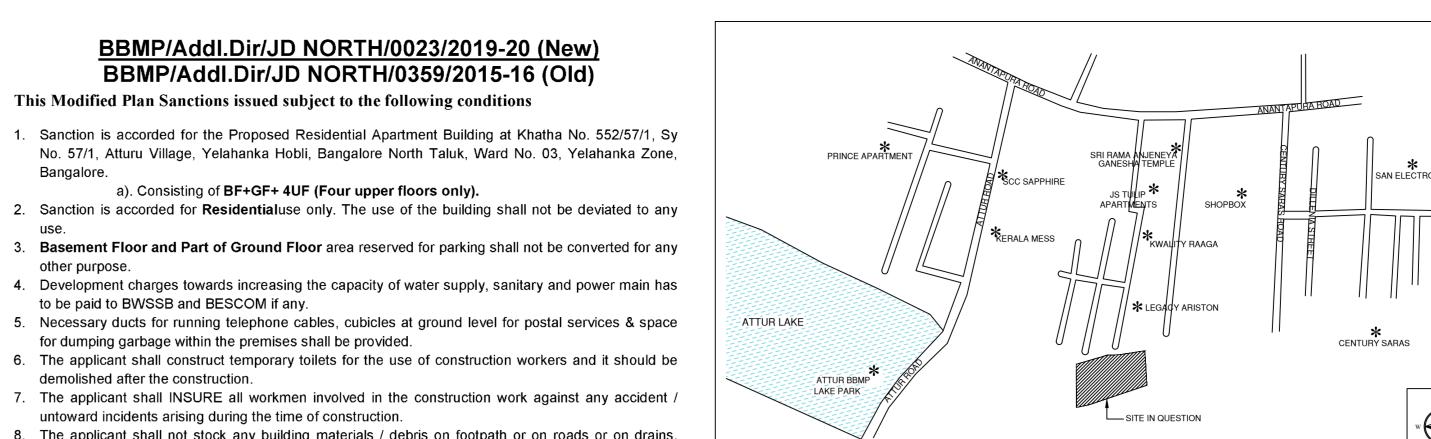
which is mandatory. 3. Employment of child labour in the construction activities strictly prohibited. 4. Obtaining NOC from the Labour Department before commencing the construction work is a must. 5. BBMP will not be responsible for any dispute that may arise in respect of property in question. 6. In case if the documents submitted in respect of property in question is found to be false or fabricated the plan sanctioned stands cancelled automatically and legal action will be initiated.

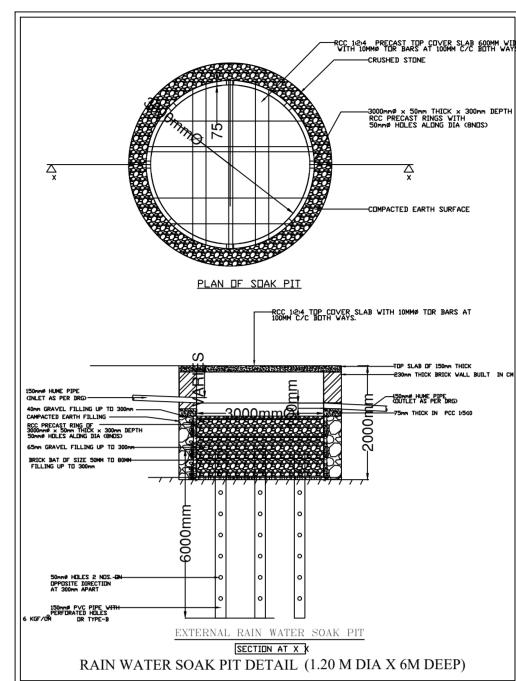
II. NOC Details SI. No. Name of the Statutory Reference No. & Date Conditions imposed Department All the conditions imposed in the PCB/333/CNP/14H 1589, KSPCB letter issued by the Statutory dated: 30-01-2015

The Applicant has paid the fees vide NEFT / RTGS Transaction No.11437257925 Dated: 23-10-2020 for the

1. Scrutiny fees (50% payment as per order of the Hon'ble High Court vide W.P.No 8100/2020 (LB-BMP) dated: 03-07-2020 20,106-00 2. Licence Fees (50% payment as per order of the Hon'ble High Court vide W.P.No 8100/2020 (LB-BMP) dated: 03-07-2020 4,02,127-00 3. Ground Rent including 18% GST (High Court Stay vide WP No. 8100/2020 (LB-BMP) dated: 03-07-2020 Betterment Charges a) For Building 1,72,800-00 b) for Site 00-00 5. Security Deposit (Rs. 25/Sqm payment as per order of the Hon'ble High Court vide W.P.No 8100/2020 (LB-BMP) dated: 03-07-2020 57,600-00 Plan Copy Charges 1,29,000-00 7. 1% Service Charge on Labour Cess 3.908.00

The applicant has paid the Labour Cess fees of Rs. 1,000/- vide Receipt No. HO/12773/2020, dated:14-10-2020





SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS
V	0.60	0.90	126
W	1.80	1.50	04
W	1.20	1.50	05
W	0.90	1.50	05
W	1.80	1.50	304
	V W W	V 0.60 W 1.80 W 1.20 W 0.90	V 0.60 0.90 W 1.80 1.50 W 1.20 1.50 W 0.90 1.50

FLOOD	CIZE	۸۵۵۸	TOTAL ADEA
FLOOR	SIZE	AREA	TOTAL AREA
YPICAL - 2, 3, 4 FLOOR LAN	1.20 X 3.35 X 6 X 3	72.36	101.10
	1.55 X 3.20 X 1 X 3	14.88	
	1.20 X 3.85 X 1 X 3	13.86	
RST FLOOR PLAN	1.20 X 3.35 X 6 X 1	24.12	31.84
	1.20 X 3.17 X 1 X 1	3.49	
	1.20 X 3.85 X 1 X 1	4.23	
Total	-	-	132.94

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of
	TY-A1	FLAT	92.50	96.52	2	
	TY-A10	FLAT	92.93	96.95	3	
	TY-A11	FLAT	93.29	97.30	2	
	TY-A12	FLAT	93.08	97.09	3	
	TY-A13	FLAT	92.14	96.76	3	
TVDIONI O O	TY-A2	FLAT	69.37	74.33	3	
TYPICAL - 2, 3, 4 FLOOR PLAN	TY-A3	FLAT	85.06	85.06	3	
4 FLOOR FLAN	TY-A4	FLAT	76.37	76.37	2	
	TY-A5	FLAT	84.54	84.54	3	
	TY-A6	FLAT	84.60	84.60	3	
	TY-A7	FLAT	68.18	68.18	3	
	TY-A8	FLAT	93.44	97.46	3	
	TY-A9	FLAT	92.93	96.95	3	
	FF-A1	FLAT	92.50	96.52	2	
	FF-A10	FLAT	92.93	96.95	3	1
	FF-A11	FLAT	93.29	97.30	2	1
	FF-A12	FLAT	93.08	97.10	3	1
	FF-A13	FLAT	92.14	96.38	3	1
	FF-A2	FLAT	69.33	72.82	3	1
FIRST FLOOR	FF-A3	FLAT	85.06	85.06	3	1
PLAN	FF-A4	FLAT	76.37	76.37	2	1
	FF-A5	FLAT	84.54	84.54	3	1
	FF-A6	FLAT	84.60	84.60	3	1
	FF-A7	FLAT	68.18	68.18	3	1
	FF-A8	FLAT	93.44	97.46	3	1
	FF-A9	FLAT	92.93	96.95	3	1
	GF-A1	FLAT	64.41	64.41	3	
	GF-A10	FLAT	87.52	87.52	3	1
	GF-A2	FLAT	84.54	84.54	3	
	GF-A3	FLAT	84.60	84.60	3]
GROUND	GF-A4	FLAT	68.18	68.18	2	
FLOOR PLAN	GF-A5	FLAT	89.42	89.42	3	
	GF-A6	FLAT	88.91	88.91	3	
	GF-A7	FLAT	88.91	88.91	3	
	GF-A8	FLAT	89.27	89.27	3]
	GF-A9	FLAT	89.06	89.06	3	
Total:	-	-	5308.36	5441.30	101	

	VERSION NO.: 1.0.11	
AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11 VERSION DATE: 01/11/2018	
PROJECT DETAIL:	VERSION DATE: 01/11/2016	
Authority: BBMP	Plot Use: Residential	
Inward No: BBMP/Addl.Dir/JD		
NORTH/0023/19-20	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 552/57/1	
Nature of Sanction: Modify	Khata No. (As per Khata Extract): 552/57	/1
Location: Ring-III	Locality / Street of the property: Attur villa	ige, Yelahanka Hobli, Bangalore
Building Line Specified as per Z.R: NA		
Zone: Yelahanka		
Ward: Ward-003		
Planning District: 307-Yelahanka		
AREA DETAILS:	<u> </u>	SQ.MT.
AREA OF PLOT (Minimum)	(A)	3751.84
NET AREA OF PLOT	(A-Deductions)	3751.84
COVERAGE CHECK		
Permissible Coverage area	(55.00 %)	2063.5
Proposed Coverage Area (4	40.27 %)	1510.86
Achieved Net coverage are	a (40.27 %)	1510.86
Balance coverage area left	(14.73 %)	552.65
FAR CHECK		
Permissible F.A.R. as per z	oning regulation 2015 (1.75)	6565.72
Additional F.A.R within Ring	g I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of	of Perm.FAR)	0.00
Premium FAR for Plot within	n Impact Zone (-)	0.00
Total Perm. FAR area (1.79	5)	6565.72
Residential FAR (100.00%))	6561.42
Proposed FAR Area	•	6561.42
Achieved Net FAR Area (1	.75)	6561.42
Balance FAR Area (0.00)	,	4.30
BUILT UP AREA CHECK		
Proposed BuiltUp Area		8936.15
Substructure Area Add in B	UA (Layout LvI)	29.90
Achieved BuiltUp Area	· · ·	8966.06

COLOR INDEX

PLOT BOUNDARY

ABUTTING ROAD

PROPOSED WORK (COVERAGE AREA)

EXISTING (To be EXISTING (To be	,			
Block USE/SUBL	JSE Details			
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (MODIFIED RESIDENTIAL	Residential	Apartment	Lowrise	R

Required Parking(Table 7a)

Block	Туре	Cubl loo	Area	Units		Car		
Name	туре	SubUse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Pro
(MODIFIED ESIDENTIAL JILDING)	Residential	Apartment	50 - 225	1	-	1	62	-
	Total :		-	-	-	-	62	69

	Car	62	852.50	69	948.75
	Visitor's Car Parking	7	96.25	0	0.00
	Total Car	69	948.75	69	948.75
	TwoWheeler		96.25	0	0.00
	Other Parking	-	-	-	1181.33
	Total		1045.00		2130.08
ails					

FAR &Tenement Detail

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Froposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenem	
			Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.			1611611
DIFIED IDENTIAL LDING)	1	9283.95	347.79	8936.16	17.03	49.32	8.22	89.21	108.36	2102.58	6561.43	6561.43	62	352
nd I:	1	9283.95	347.79	8936.16	17.03	49.32	8.22	89.21	108.36	2102.58	6561.43	6561.43	62.00	352

Block :A (MODIFIED RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenemen
		Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.			renemen
Terrace Floor	25.25	0.00	25.25	17.03	0.00	8.22	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourth Floor	1385.34	65.48	1319.86	0.00	8.22	0.00	15.04	0.00	0.00	1296.60	1296.60	13	0.00
Third Floor	1385.34	65.48	1319.86	0.00	8.22	0.00	15.04	0.00	0.00	1296.60	1296.60	13	0.00
Second Floor	1385.34	65.48	1319.86	0.00	8.22	0.00	15.04	0.00	0.00	1296.60	1296.60	13	0.00
First Floor	1385.31	65.48	1319.83	0.00	8.22	0.00	15.04	0.00	0.00	1296.57	1296.57	13	0.00
Ground Floor	1510.59	85.87	1424.72	0.00	8.22	0.00	16.61	0.00	43.59	1356.30	1356.30	10	340.35
Basement Floor	2206.78	0.00	2206.78	0.00	8.22	0.00	12.44	108.36	2058.99	18.76	18.76	00	11.88
Total:	9283.94	347.79	8936.15	17.03	49.32	8.22	89.21	108.36	2102.58	6561.43	6561.43	62	352.23
Total Number of Same Blocks	1												
Total:	9283.94	347.79	8936.15	17.03	49.32	8.22	89.21	108.36	2102.58	6561.43	6561.43	62	352

SCHEDULE OF JOINERY:

OCK NAME	NAME	LENGTH	HEIGHT	NOS
(MODIFIED SIDENTIAL IILDING)	D2	0.75	2.10	206
(MODIFIED SIDENTIAL JILDING)	D1	0.90	2.10	246
(MODIFIED SIDENTIAL IILDING)	D2	1.07	2.10	01
(MODIFIED SIDENTIAL IILDING)	MD	1.10	2.10	39

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER M/s Legacy Global Projects rep by authorised signatory #333, Thimmaiah road, M/s. LAND CAPITAL PROJECTS. (GPA Holder)

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE Ganesh N #4/2, 8th main, 6th cross, S.R. Nagar, Bangalore

MODIFIED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO: 552/57/1, SY NO 57/1, ATTUR VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO - 03.

QR CODE

DRAWING TITLE : SITE PLAN SHEET NO :1

dated: 05/08/2017 is deemed cancelled. The modified plans are Approved in accordance with the acceptance for approval by the commissioner on date:21/05/2020 . vide lp number :BBMP/Addl.Dir/JD_NORTH/0023/19-20_____subject

NORTH

to terms and conditions laid down along with this modified building plan Validity of this approval is two years from the date of issue. Date : 14-Dec-2020 17: 01:44

Note: Earlier Plan Sanction Vide L.P No. 0359/2015-16

UserDefinedMetric (1500.00 x 900.00MM)